CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
OCTOBER 27th, 2026
MINUTES –Approved

PRESENT: Mayor Amanda Klotz, Councilors, Catalina Burillo, Jim Cunningham, Dean Hodges, Andrew Mullen, Betty Root and Karen Thomson

ABSENT: None

OTHERS PRESENT: City Manager – Nichole Kleiner, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Christine Juska, Lynnette Kraklan, Claire Marshall, and Lloyd Miller

APPROVAL OF AGENDA:

- A. Mullen moved to approve the agenda and was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS:

- Lynette Kraklan – Wanted to give an update on the Starting Block, still having discussions on current lease agreement for the City, the current directors last day will be November 18th, and currently added two new tenants.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None

CONSENT AGENDA:

- Approval of Amended minutes from October 13th, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - J. Cunningham moved to approve the Consent Agenda, and was supported by K. Thomson
    - Ayes: 7 Nays: 0 Absent: 0

ORDINANCES:

- None

ACTION ITEMS:

- Resolution 2026-50 Award of 5-year Parks & Rec plan & Historic District Proposals
  WHEREAS, the City solicited proposals for an MDNR-compliant 5-Year Parks & Recreation Plan and Hart Historic District Concept Plan, with proposals due September 25, 2026; and
  WHEREAS, the City reviewed five consultant submissions and identified Fleis & VanderBrink's fee of $19,100 for the two requested planning components as the lowest proposed price for that work; and
  WHEREAS, the Hart Historic Preservation Group reviewed the proposals and supports the selection of Fleis & VanderBrink; and
  WHEREAS, the City reports an available fund balance of $232,880 in Fund 702- Historic District and proposes to fund the planning contract through a budget amendment to the funds; and
  WHEREAS, the firm's separate $3,500 MEDC grant application service is outside the requested planning scope and is not included in this award:
  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby

Awards the 5-Year Parks & Recreation Plan and Historic District Concept Plan services to Fleis & VanderBrink in an amount not to exceed $19,100, contingent upon written confirmation, satisfactory to the City Manager, that the proposal includes all RFP services and deliverables and an acceptable completion schedule.
BE IT FURTHER RESOLVED THAT THE HART CITY COUNCIL, *approves an amendment to the FY 2026-2027 budget increasing appropriations in fund 702- Historic District by $19,100 for the 5- Year Parks & Recreation Plan and Historic District Concept Plan, with the full $19,100 funded from the reported $232,880 fund balance in Fund 702, and authorizes the Clerk/Treasurer to establish or adjust the appropriate expenditure account and record the budget amendment accordingly.*
BE IT FURTHER RESOVLED THAT THE CITY MANAGER, *is authorized to finalize and execute the professional services agreement consistent with this resolution. Any additional services or compensation require separate authorization.*

- A. Mullen moved to approve Resolution 2026-50 and was supported by B. Root
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-51 Public Parking Improvement & Maintenance Agreement for City-Owned E. Main Street Vacant Lot
  WHEREAS, the City of Hart owns property identified as Parcel No. 020-251-003-50, located adjacent to privately owned property; and
  WHEREAS, the neighboring property owner has requested permission to construct a concrete parking area on the City-Owned parcel at the property owner's sole expense; and
  WHEREAS, the proposed agreement provides that the parking area shall remain available for public use, with no exclusive or reserved parking rights, and that all improvements shall become City property; and
  WHEREAS, the property owner shall be responsible for all construction, maintenance, repairs, snow removal, insurance, and related expenses, with no contractual financial obligation to the City; and
  WHEREAS, the agreement establishes a three-year term, subject to the City's right to terminate upon ninety (90) days' written notice, and requires City approval of construction plans and specifications:
  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby
  Approves the Public Parking Improvements & Maintenance Agreement for Parcel No. 020-251-003-50.
  BE IT FURTHER RESOLVED THAT THE CITY MANAGER *is authorized to execute the agreement on behalf of the City and administer its provisions, including approval of construction plans and maintenance requirements.*
  - A. Mullen motioned to approve Resolution 2026-51 and was supported by J. Cunningham
    - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-52 Data Center Moratorium Extension
  WHEREAS, the Hart City Council adopted Ordinance No. 2026-02 on May 26, 2026, establishing a six-month moratorium on applications for data centers and digital mining uses, currently scheduled to expire November 26, 2026; and
  WHEREAS, the Planning Commission has been reviewing proposed zoning ordinance amendments to establish appropriate definitions, permitted locations, and development standards for these uses; and
  WHEREAS, the Planning Commission has scheduled a public hearing for November 5, 2026, to consider the proposed ordinance amendments, with the intent to forward a recommendation to City Council for consideration through the required first and second readings and adoption process; and
  WHEREAS, additional time may be necessary to complete the ordinance adoption process before the existing moratorium expires:
  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby
  Extends the temporary moratorium established under Ordinance No. 2026-02 and Section 1242.07 of the City Code for an additional six (6) months, through May 26, 2027, or until the effective date of newly adopted zoning ordinance amendments regulating data centers and digital mining uses, whichever occurs first.

BE IT FURTHER RESOLVED THAT, *all other provisions and restrictions of the existing moratorium shall remain in effect during the extension period.*

- A. Mullen motioned to approve Resolution 2026-52 and was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-53 Authorize Closure of TEAM Bank Account & Transfer of Remaining Funds

  WHEREAS, the City of Hart maintains the TEAM bank account at Fifth Third Bank, recorded in GL 101-000-000-001-301, TEAM Bank Account; and

  WHEREAS, the City desires to close the TEAM bank account and transfer its remaining balance to the City of Hart General Fund, to be recorded in GL 101-301-000-540-085, Donations; and

  WHEREAS, the balance to be transferred is Thirty-Four Thousand Eight Hundred Fifty-Two and 63/100 Dollars (34,852.63).

  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL HEREBY,

  1. Authorizes the City Treasurer to close the TEAM bank account at Fifth Third Bank and transfer the remaining balance of $34,852.63 to the City of Hart General Fund primary depository account.
  2. Directs the City Treasurer to record the transfer from GL 101-000-000-001-301, TEAM Bank Account, to GL 101-301-000-540-085, Donations, in accordance with the City's accounting policies and applicable governmental accounting standards.
  3. Authorizes the City Treasurer to execute all documents, transfer instructions, and certifications necessary to complete the transfer and account closure.

  - A. Mullen motioned to approve Resolution 2026-53 and supported by B. Root
    - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-54 Award Bid for Well No. 2 Rehabilitation & Pump Overhaul Project & Budget Amendment

  WHEREAS, the City of Hart solicited sealed bids for the rehabilitation of municipal Well No. 2 including well cleaning, pump and motor overhaul, reinstallation, disinfection, and testing; and

  WHEREAS, bids were received and opened on October 15, 2026, with the following results:

Bidder:	Base Bid:
Peerless Midwest Inc.	$90,854.00
Northern Pump & Well, Inc.	$101,755.60

  WHEREAS, Peerless Midwest, Inc. submitted the lowest base bid in the amount of $90,854.00; and

  WHEREAS, the City's FY 2026-2027 Water Fund budget includes projected net revenues of $249,893, of which $100,000 is proposed to be allocated to capital improvements to fund the necessary rehabilitation and repairs;

  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby

  Awards the Well No. 2 Rehabilitation and Pump Overhaul Project to Peerless Midwest, Inc. of Ionia, Michigan, in the amount of $90,854.00, subject to compliance with bid specifications and contact requirements.

  BE IT FURTHER RESOLVED THAT THE CITY COUNCIL, *approves a budget amendment transferring $100,000 from FY 2026-2027 projected Water Fund net revenues of $249,893 to the Water Fund Capital Improvement expenditure account to find the rehabilitation and necessary repairs to Well No. 2*

  BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the necessary contract documents and administer the project, including approval of necessary additional repairs within the amended project budget, subject to the City's purchasing policies and contract requirements.

  - A. Mullen motioned to approve Resolution 2026-54 and supported by K. Thomson
    - Ayes: 7 Nays: 0 Absent: 0

SPECIAL EVENTS PERMIT REQUESTS:

- Authorize road closures of intersections and overtime to staff for Christmas Parade 11/27/2026 from 6:30-8:30pm - **APPROVED**

DISCUSSION ITEMS:

- None

CITY MANAGER'S REPORT:

- Demolition of unsafe structure on Union St. destroyed by fire will being in December – January
- Trick or Treating starts with downtown businesses on Saturday, the 31st from 3-5pm, followed by citywide trick-or-treating from 6-8p.
- West Shore Community Collate Ribbon Cutting event on Friday, November 6th, 2026, at 10:00am
- ***Recognition of Parks & Recreation Superintendent Chris TerHaar***
  I would like to recognize and thank Chris TerHaar for his service to the City of Hart as our Parks & Recreation Superintendent.
  Chris has taken great pride in caring for John Gurney Park and creating a welcoming place for residents, campers, and visitors to enjoy. His hard work, commitment, and personal investment in the park have not gone unnoticed.
  Chris' last day is Friday, October 30th. While this is a difficult change. I want Chris to know that his contributions are genuinely appreciated and that the impact of his work will continue to be enjoyed by our community for years to come.
  On behalf of the City, I sincerely thank Chris for his service and wish him nothing but the best in whatever comes next.

COMMUNICATION FROM MAYOR AND COUNCIL:

- Mayor Klotz - Appointment of Kaitly Yonker to the HEART board has been approved.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:01pm. The next regularly scheduled meeting, November 10th , 2026, at 7:30 pm.

Respectfully Submitted,

Karla Swihart

Karla Swihart, City Clerk